**From:** Dean Hobden   
**Sent:** 26 August 2018 15:28  
**To:** DC Support  
**Subject:** Response to application 18/01253/F (Bicester Heritage)

Dear Maria Philpott and Cherwell DC Planning,

I’m writing to object to the plan to build a hotel and conference facility on the Bicester Heritage site. I live directly opposite at 5 Turnpike Road and I am concerned about noise, traffic and light pollution that will be caused as a result of this large scale development.

The A4421 (Buckingham Road) is already an extremely busy road and getting out from Skimmingdish Lane can be tricky at times due to the heavy traffic in both directions. In peak times, it can take several minutes to emerge and is extremely difficult. The result of a large scale development (i.e. building of a 344 room hotel with conference facility and parking) will require constant use and access 24 hours a day of this already busy road and I'm concerned about the increase of traffic and congestion, making it impossible to emerge from Skimmingdish Lane and causing delays to get into work. If the development goes ahead, there could be up to 344 rooms being built. Traffic will definitely increase along this road as more people will be driving to Bicester Heritage to stay at the hotel and use the facilities. I'm also concerned that noise along the road will increase, especially as it's a 50mph road. At peak times, we can already hear the A4421 from inside of our house and we have brand new double glazed windows.

From viewing the plans, no practical considerations have been made for the dramatic increase of light population for this development. A hotel of this size with parking will require 24 hours a day, 7 days a week illumination. Consideration must be made for this as Caversfield has no street lights and we as residents have made a conscious decision against installing any street lighting to preserve the local area and its wildlife. Construction of this development would completely diminish our hard work of preservation.

Furthermore, as with my above point, a lack of consideration has been made with the impact of noise pollution on a quiet residential area. The use of foliage and trees would not be an acceptable resolution to prevent the excessive noise that will be created on a 24 hour facility like a hotel.

I also feel that the design of the hotel is not in keeping with the surrounding area and as a heritage destination. A lot of hard work has been put in to some new developments in Bicester, such as Bicester Village Shopping Outlet, to retain and compliment a countryside look and feel. The design of the hotel is ultra modern and not in keeping with the area of Caversfield, or its history in the Royal Air Force (RAF), as well as the houses directly opposite, which is one of mine (5 Turnpike Road). The houses were built in the 1930s before the second world war. Also, there are no structures in the local area that are taller than three stories, whereas this new hotel could go up to four stories.

I'm also concerned about the noise of building work which will probably be heard from most people living in Caversfield towards Buckingham Road and Skimmingdish Lane, which could also take years. Practical solutions would need to be found to diminish any impact on local residents such as myself. I fully appreciate the need to expand the town, and the Bicester Heritage site does have events now and again, however, one must question the motives and overall requirements for a 300+ hotel on the outskirts of a small market town?

Kind regards,

Dean Hobden

5 Turnpike Road

Caversfield

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